

The logo for SHW (Shaw Property Services) is an orange trapezoidal shape with the letters 'SHW' in white, bold, sans-serif font.

SHW

**MAKING
PROPERTY
WORK**

SHW.CO.UK



TO LET

OFFICE – 1,601 SQ FT (148.73 SQ M)

The Poplars, Yapton Lane Walberton, Arundel, West Sussex, BN18 0AS

DESCRIPTION

A modern, detached, office building which will shortly be subject to full redecoration, new carpets and landscaping to entrance area, of brick construction, under a pitched roof. Internally, the property is laid out to provide a spacious reception area, both general and private offices and separate male and female WC facilities. There is also a separate kitchen. The property is carpeted throughout with heating by way of electric night storage heaters. Externally there are attractive landscaped areas and parking for several cars.

LOCATION

The property is situated in Yapton Lane, immediately fronting Yapton Lane in Walberton with easy access to Arundel, Barnham Station and Chichester.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	1,601	148.73
TOTAL	1,601	148.73

RENT

£20,000 PAX.

LEASE

A new lease is available with annual landlord development breaks.

SERVICE CHARGE

There will be a service charge to cover the upkeep of the common areas.

AMENITIES / OPPORTUNITY

- Modern Detached Office Building with Ample Parking TO LET.
- The property is laid out to provide a spacious reception area & both general and private offices.
- Carpeted throughout with heating by way of electric night storage heaters.
- Externally there are attractive landscaped areas and parking for several cars.
- The property is situated in Yapton Lane, immediately fronting Yapton Lane in Walberton with easy access to Arundel, Barnham Station and Chichester.

RATES

The April 2023 Rateable Value of the property is £11,750.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

76-100 **D** 95 D



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